

February 9, 2023

Mr. Bob Francis
City Manager
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

Subject: **Cornerstone Charter Academy**
906 Waltham Avenue
Belle Isle, FL 32809
Project Description
FEG Project No. 22-010

Dear Bob;

The purpose of this request is to rezone the parcels associated with the Cornerstone Charter Academy campus to Planned Development (PD) to have a consistent entitlements standards throughout the school site. The proposed project is located north of Wallace Street, East of Hansel Avenue and south of Waltham Avenue in the City of Belle Isle. The project consists of a combination of seven parcels with a total land area of approximately 14.9 acres as shown in the enclosed Parcel Map exhibit attached to this letter.

There are three separate entities that own these parcels where the City of Belle Isle being the largest landowner and the other two owners are Pine Castle Methodist Church and Cornerstone Charter Academy Inc. The project will consist of expanding the existing K-12 charter school to accommodate 2,420 Students from approximately 1,479 students under current conditions.

Zoning and Future Landuse:

The Cornerstone Charter Academy has been in operation for over a decade under the current different zoning districts and future land use designations. The existing zoning entails R-1A, R-2 and C-1 as detailed on the PD Master plan with Future Land use of Low Density Residential and Commercial Designations. As such, our request is to have a unified zoning designation along the entire school site with consistent entitlements standards.

Planned Development:

The enclosed PD Master Plan depicts the location of the new and existing buildings within the project site. It also provides the square footage per building. The new buildings will consist of three-story High School Annex Building located at the existing Bank of America site, a two-story Student Services Building at the old Texaco station, a four-story Elementary Classroom Building east of the existing elementary school building, a new Gymnasium on the east side of Randolph Avenue a Press Box Building and a Concession Building near the football field. The areas for each new building are shown on the PD master plan and on the accompanying architectural plans.

Moreover, setbacks, landscape buffers and open space are also defined as part of this PD request. A landscape plan also accompanies this submittal.

Stormwater and Utilities:

The proposed improvements will be served with additional stormwater ponds to be built as shown on the PD master plan to meet the water quality and flood control per the City of Belle Isle and the St. Johns River Water Management District (SJRWMD) requirements.

The proposed sewer system will connect to the exiting sewer system onsite. A lift station will be added near the new gymnasium to receive the sewer discharge from the Gymnasium building, the new Concession building and the existing Field House building. Orange County provides the sewer services in this area so the design will be in compliance with Orange County Utilities requirements. OUC will provide the water service to this project. .

Traffic:

As requested by the City, a full Traffic Impact Assessment (TIA) Study was performed to assess the effect of the existing and proposed school expansion on the surrounding roadway network and on the local streets in the immediate vicinity of the school site. A copy of the full traffic impact assessment report is enclosed with this submittal.

As part of the traffic study, an analysis was conducted to ensure that the proposed site can accommodate parent vehicles during drop-off/pick up times. As a result of this analysis, it was recommended that three shifts be implemented 30 minutes apart to ensure queue clearance for the next shift and minimize queue spill on adjacent streets. New traffic patterns for queuing per shift was also recommended to ensure compliance with the traffic study recommendations.

Architectural Plans:

Colored building elevations and floor plans for each new building are also enclosed with this submittal as part of the PD package.

I trust this letter and the attached documents provide you with the necessary information to review and approve our PD zoning request. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or, by email, at JAbiaoun@feg-inc.us.

Sincerely,
Florida Engineering Group, Inc.

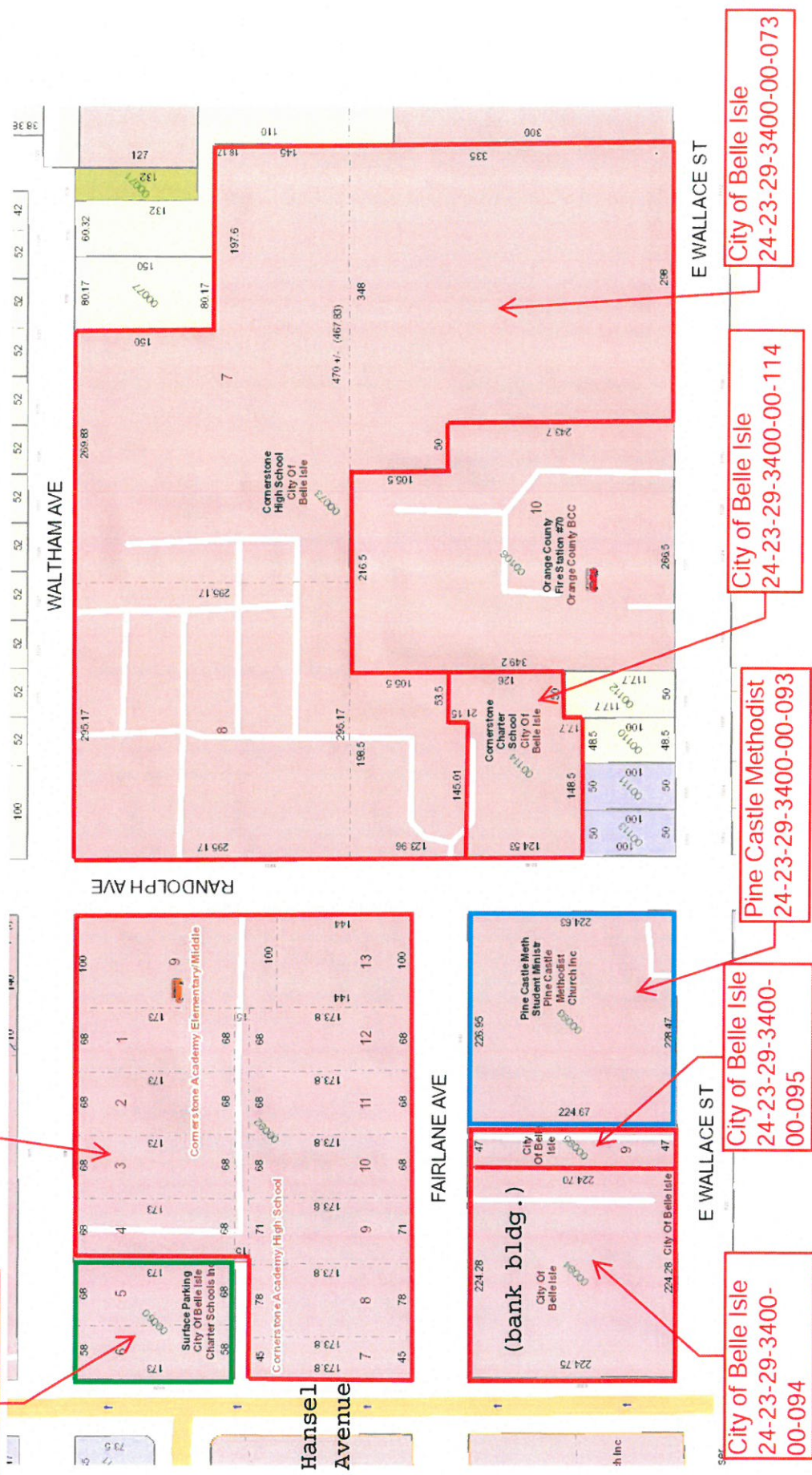


Jean M. Abi-Aoun, P.E.
Vice-President

**CORNERSTONE CHARTER SCHOOL
PARCEL MAP**

Cornerstone Charter Academy, Inc.
24-23-29-8820-00-050

City of Belle Isle
24-23-29-3400-00-092



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